



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday November 18, 2009

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@fredco-md.net](mailto:PlanningandZoning@fredco-md.net)

### UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday, November 18, 2009, Meeting @ 9:30am

#### Board of Appeals

Thursday, November 19<sup>th</sup>, 2009 Meeting @ 7:00 PM

*Contact The Division of Permitting and  
Development Review (DPDR) at 301-600-1134  
for preliminary/final plats, and site plan items*

*- or -*

*The Division of Planning at 301-600-1138 for  
re-zonings, Ag-preservation, workshops, and  
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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**9:30 A.M.**

**1. CLOSED SESSION INFORMATIONAL**

- a) Maryland Annotated Code §10-508(a)(7) – To consult with counsel to obtain legal advice on a legal matter.

Topic – Discuss issues involving Planning Commission hearing procedures and due process questions -  
John Mathias

**12:30 P.M.**

**2. MINUTES APPROVAL**

**3. PLANNING COMMISSION COMMENTS INFORMATIONAL**

**4. AGENCY COMMENTS/AGENDA BRIEFING INFORMATIONAL**

**5. PUBLIC HEARING RECOMMENDATION**

- a) Extension of the Growth Management Ordinance – Consideration of an ordinance to extend the Growth Management Ordinance (No. 08-08-484) for up to 90 days and to modify the tolling provisions of the Growth Management Ordinance.  
Kathy Mitchell/ Gary Hessong / Eric Soter

**6. MISCELLANEOUS REQUEST DECISION**

- a) Hughes Bluff lot 1 and remainder lot 2 – Requesting a modification of the entrance spacing policy. Located on the southwest intersection of Manor Woods Road and Buckeystown Pike (Maryland Route 85). Zoned: Village Center (VC) and Residential three (R-3), Adamstown Planning Region. Tax Map 95/Parcel 1114, File M-2516A, AP #9794, Nikki Martin

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#### 7. PRELIMINARY PLAT

#### DECISION

- a) Wedgewood Business Park: Lot 26- *(Continued from the September 9, 2009 FcPc Meeting)*  
Requesting approval of a Phase III Preliminary Plan Amendment proposing the addition of a 9.337 acres to the existing 2.009 acre Wedgewood Lot 26. The 9.337 acre parcel was joined to Lot 26 from the adjacent Russell Property via an addition plat which was approved on June 12, 2008. Located along International Boulevard north of English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 / Parcel 8.  
File# SP 05-15, AP# 9442, Tolson DeSa